

**FW: Item #8.3 I support the affordable housing development at 525 N Capitol**

City Clerk <city.clerk@sanjoseca.gov>

Thu 3/21/2024 7:57 AM

To:Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** jennifer klosowski <[REDACTED]>

**Sent:** Wednesday, March 20, 2024 6:13 PM

**To:** City Clerk <city.clerk@sanjoseca.gov>

**Subject:** Item #8.3 I support the affordable housing development at 525 N Capitol

[External Email]

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March 20,2024

Dear Mayor Mahan and Honorable City Council Members,

I am writing to express my support for the approval of necessary funding for 525 North Capitol Avenue. I live in San Jose . We are amidst a critical affordable housing shortage that gravely affects our community, particularly our most vulnerable populations. An overwhelming majority of our lowest-income families spend more than half of their income on housing expenses. For many families, one emergency expense will leave them homeless. The reality that many households face housing instability, or are rent-burdened, highlights our pressing necessity to develop more deeply affordable and supportive housing solutions, such as the proposed project at 525 N Capitol Avenue.

Supporting the development at 525 N Capitol Avenue will directly address the root causes of homelessness and set a foundation for sustainable community growth. This development is particularly crucial for households that include members with developmental disabilities, who are disproportionately impacted by the scarcity of accessible and affordable housing options. It will open up doors for people who have developmental disabilities by offering 10 set-aside units along with supportive, on-site resident services. The 525 N Capitol development embodies our shared vision for a city that prioritizes the well-being of all its residents, and the commitment to strengthen our community through neighborhood investments that cultivate equity.

Housing for people with developmental disabilities is important to me because I have a learning disability and everyone with a physical or intellectual disability deserves housing regardless of their financial situation.

I urge you to act upon advancing housing opportunities for vulnerable populations, fighting against homelessness, and helping those with disabilities have a home in their community.

Your commitment to this cause will not only transform lives but will also contribute to the overall vitality, diversity, and spirit of San Jose.

Thank you for your commitment in addressing the urgent need for affordable and inclusive housing in our community.

Sincerely,

Jennifer Klosowski

[Your Title]

[Contact Information]

## FW: Item #8.3 I support the affordable housing development at 525 N Capitol

City Clerk <city.clerk@sanjoseca.gov>

Thu 3/21/2024 7:57 AM

To:Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Gia Pham <[REDACTED]>

**Sent:** Wednesday, March 20, 2024 6:25 PM

**To:** City Clerk <city.clerk@sanjoseca.gov>; Gia Pham <gia@housingchoices.org>

**Subject:** Item #8.3 I support the affordable housing development at 525 N Capitol

[External Email]

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March 20, 2024

Dear Mayor Mahan and Honorable City Council Members,

I am writing to express my support for the approval of necessary funding for 525 North Capitol Avenue. I am the Communications Coordinator at Housing Choices, a nonprofit dedicated to helping people with developmental disabilities find and retain housing.

We are amidst a critical affordable housing shortage that gravely affects our community, particularly our most vulnerable populations. An overwhelming majority of our lowest-income families spend more than half of their income on housing expenses. For many families, one emergency expense will leave them homeless. The reality that many households face housing instability, or are rent-burdened, highlights our pressing necessity to develop more deeply affordable and supportive housing solutions, such as the proposed project at 525 N Capitol Avenue.

Supporting the development at 525 N Capitol Avenue will directly address the root causes of homelessness and set a foundation for sustainable community growth. This development is particularly crucial for households that include members with developmental disabilities, who are disproportionately impacted by the scarcity of accessible and affordable housing options. It will open up doors for people who have developmental disabilities by offering 10 set-aside units along with supportive, on-site resident services. The 525 N Capitol development embodies our shared vision for a city that prioritizes the well-being of all its residents, and the commitment to strengthen our community through neighborhood investments that cultivate equity.

Housing for people with developmental disabilities is important to me because, through my work, I have witnessed firsthand how individuals with disabilities are frequently overlooked and marginalized in the conventional housing market. Many survive on Supplemental Security Income (SSI), where every penny is crucial. They cannot afford a \$2,000 studio apartment, nor can they afford food and shelter due to the limited employment opportunities available to them because of their disabilities. People with developmental disabilities deserve the right to a safe and affordable place to live; they deserve a roof over their heads.

Opponents of affordable housing often raise concerns about parking. However, I want to emphasize that we are facing a housing crisis—a crisis for people, not cars. We are dealing with starving people, not cars; we have unsheltered people, not cars. Moreover, individuals with developmental disabilities often do not drive.

I urge you to act upon advancing housing opportunities for vulnerable populations, fighting against homelessness, and helping those with disabilities have a home in their community.

Your commitment to this cause will not only transform lives but will also contribute to the overall vitality, diversity, and spirit of San Jose.

Thank you for your commitment in addressing the urgent need for affordable and inclusive housing in our community.

Warm Regards,  
Gia Pham

Gia Pham  
Communication Coordinator

Sobrato Center for Nonprofit  
3460 W Bayshore Road, Suite 205  
Palo Alto, CA 94303  
[www.housingchoices.org](http://www.housingchoices.org)



*Opening new doors for people with developmental disabilities*



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**FW: Item #8.3 I support the affordable housing development at 525 N Capitol**

City Clerk <city.clerk@sanjoseca.gov>

Thu 3/21/2024 10:21 AM

To:Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Lori Menzies <[REDACTED]>  
**Sent:** Thursday, March 21, 2024 10:03 AM  
**To:** City Clerk <city.clerk@sanjoseca.gov> [REDACTED]  
**Subject:** Item #8.3 I support the affordable housing development at 525 N Capitol

[External Email]

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3/20/24

Dear Mayor Mahan and Honorable City Council Members,

I am writing to express my support for the approval of necessary funding for 525 North Capitol Avenue. I live in [city] and/or represent [organization]. We are amidst a critical affordable housing shortage that gravely affects our community, particularly our most vulnerable populations. An overwhelming majority of our lowest-income families spend more than half of their income on housing expenses. For many families, one emergency expense will leave them homeless. The reality that many households face housing instability, or are rent-burdened, highlights our pressing necessity to develop more deeply affordable and supportive housing solutions, such as the proposed project at 525 N Capitol Avenue.

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Housing for people with developmental disabilities is important to me because [INSERT YOUR STORY]

I urge you to act upon advancing housing opportunities for vulnerable populations, fighting against homelessness, and helping those with disabilities have a home in their community.

Your commitment to this cause will not only transform lives but will also contribute to the overall vitality, diversity, and spirit of San Jose.

Thank you for your commitment in addressing the urgent need for affordable and inclusive housing in our community.

Sincerely,

Lori Menzies  
Options For All Area Manager  
[REDACTED]



FW: Item #8.3 I support the affordable housing development at 525 N Capitol

City Clerk <city.clerk@sanjoseca.gov>

Thu 3/21/2024 10:21 AM

To:Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Oscar Ramirez <[REDACTED]>  
**Sent:** Thursday, March 21, 2024 10:05 AM  
**To:** City Clerk <city.clerk@sanjoseca.gov>; [REDACTED]  
**Subject:** Item #8.3 I support the affordable housing development at 525 N Capitol

[External Email]

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March 21, 2024

Dear Mayor Mahan and Honorable City Council Members,

I am writing to express my support for the approval of necessary funding for 525 North Capitol Avenue. I live in [city] and/or represent [organization]. We are amidst a critical affordable housing shortage that gravely affects our community, particularly our most vulnerable populations. An overwhelming majority of our lowest-income families spend more than half of their income on housing expenses. For many families, one emergency expense will leave them homeless. The reality that many households face housing instability, or are rent-burdened, highlights our pressing necessity to develop more deeply affordable and supportive housing solutions, such as the proposed project at 525 N Capitol Avenue.

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Housing for people with developmental disabilities is important to me because I have worked with this population and they are some of our most vulnerable individuals and they have limited housing options.

I urge you to act upon advancing housing opportunities for vulnerable populations, fighting against homelessness, and helping those with disabilities have a home in their community.

Your commitment to this cause will not only transform lives but will also contribute to the overall vitality, diversity, and spirit of San Jose.

Thank you for your commitment in addressing the urgent need for affordable and inclusive housing in our community.

Sincerely,

Oscar Ramirez  
HPS coordinator Housing Choices Coalition.  
[REDACTED]

**FW: Item #8.3 I support the affordable housing development at 525 N Capitol**

City Clerk <city.clerk@sanjoseca.gov>

Thu 3/21/2024 11:04 AM

To:Agendadesk <Agendadesk@sanjoseca.gov>

-----Original Message-----

From: Mayra Gonzalez [REDACTED]

Sent: Thursday, March 21, 2024 10:39 AM

To: City Clerk <city.clerk@sanjoseca.gov>; gia@housingchoices.org

Subject: Item #8.3 I support the affordable housing development at 525 N Capitol

[External Email]

[You don't often get email from [REDACTED] Learn why this is important at  
<https://aka.ms/LearnAboutSenderIdentification> ]

3/21/2024[Date]

Dear Mayor Mahan and Honorable City Council Members,

I am writing to express my support for the approval of necessary funding for 525 North Capitol Avenue. I live in [city] and/or represent [organization]. We are amidst a critical affordable housing shortage that gravely affects our community, particularly our most vulnerable populations. An overwhelming majority of our lowest-income families spend more than half of their income on housing expenses. For many families, one emergency expense will leave them homeless. The reality that many households face housing instability, or are rent-burdened, highlights our pressing necessity to develop more deeply affordable and supportive housing solutions, such as the proposed project at 525 N Capitol Avenue.

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Housing for people with developmental disabilities is important to me because [INSERT YOUR STORY]

I urge you to act upon advancing housing opportunities for vulnerable populations, fighting against homelessness, and helping those with disabilities have a home in their community.

Your commitment to this cause will not only transform lives but will also contribute to the overall vitality, diversity, and spirit of San Jose.

Thank you for your commitment in addressing the urgent need for affordable and inclusive housing in our community.

Sincerely,

[Your Name]

[Your Title]

[Contact Information]

Sent from my iPhone

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**FW: Item #8.3 I support the affordable housing development at 525 N Capitol**

City Clerk <city.clerk@sanjoseca.gov>

Thu 3/21/2024 11:04 AM

To:Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Rosemarie Vazquez [REDACTED]

**Sent:** Thursday, March 21, 2024 10:19 AM

**To:** City Clerk <city.clerk@sanjoseca.gov>

**Subject:** Item #8.3 I support the affordable housing development at 525 N Capitol

[External Email]

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3/21/24

Dear Mayor Mahan and Honorable City Council Members,

I am writing to express my support for the approval of necessary funding for 525 North Capitol Avenue. I come to you representing the San Andreas Regional Center. We are amidst a critical affordable housing shortage that gravely affects our community, particularly our most vulnerable populations. An overwhelming majority of our lowest-income families spend more than half of their income on housing expenses. For many families, one emergency expense will leave them homeless. The reality that many households face housing instability, or are rent-burdened, highlights our pressing necessity to develop more deeply affordable and supportive housing solutions, such as the proposed project at 525 N Capitol Avenue.

Supporting the development at 525 N Capitol Avenue will directly address the root causes of homelessness and set a foundation for sustainable community growth. This development is particularly crucial for households that include members with developmental disabilities, who are disproportionately impacted by the scarcity of accessible and affordable housing options. It will open up doors for people who have developmental disabilities by offering 10 set-aside units along with supportive, on-site resident services. The 525 N Capitol development embodies our shared vision for a city that prioritizes the well-being of all its residents, and the commitment to strengthen our community through neighborhood investments that cultivate equity.

Housing for people with developmental disabilities is important to me because I work with that population. I assist my clients in finding affordable housing and it's only getting harder and harder to find affordable and safe housing.

I urge you to act upon advancing housing opportunities for vulnerable populations, fighting against homelessness, and helping those with disabilities have a home in their community.

Your commitment to this cause will not only transform lives but will also contribute to the overall vitality, diversity, and spirit of San Jose.

Thank you for your commitment to addressing the urgent need for affordable and inclusive housing in our community.

Sincerely,

Rosemarie Vazquez, B.A.

Service Coordinator| Adults Unit II

[REDACTED]  
San Jose, CA 95119  
[REDACTED]



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FW: Item #8.3 I support the affordable housing development at 525 N Capitol

City Clerk <city.clerk@sanjoseca.gov>

Thu 3/21/2024 12:38 PM

To:Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Snidely Whiplash [REDACTED]

**Sent:** Thursday, March 21, 2024 12:17 PM

**To:** City Clerk <city.clerk@sanjoseca.gov>; gia@housingchoices.org

**Subject:** Item #8.3 I support the affordable housing development at 525 N Capitol

[External Email]

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[Date]

Dear Mayor Mahan and Honorable City Council Members,

I am writing to express my support for the approval of necessary funding for 525 North Capitol Avenue. I live in [city] and/or represent [organization]. We are amidst a critical affordable housing shortage that gravely affects our community, particularly our most vulnerable populations. An overwhelming majority of our lowest-income families spend more than half of their income on housing expenses. For many families, one emergency expense will leave them homeless. The reality that many households face housing instability, or are rent-burdened, highlights our pressing necessity to develop more deeply affordable and supportive housing solutions, such as the proposed project at 525 N Capitol Avenue.

Supporting the development at 525 N Capitol Avenue will directly address the root causes of homelessness and set a foundation for sustainable community growth. This development is particularly crucial for households that include members with developmental disabilities, who are disproportionately impacted by the scarcity of accessible and affordable housing options. It will open up doors for people who have developmental disabilities by offering 10 set-aside units along with supportive, on-site resident services. The 525 N Capitol development embodies our shared vision for a city that prioritizes the well-being of all its residents, and the commitment to strengthen our community through neighborhood investments that cultivate equity.

Housing for people with developmental disabilities is important to me because [INSERT YOUR STORY]

I urge you to act upon advancing housing opportunities for vulnerable populations, fighting against homelessness, and helping those with disabilities have a home in their community.

Your commitment to this cause will not only transform lives but will also contribute to the overall vitality, diversity, and spirit of San Jose.

Thank you for your commitment in addressing the urgent need for affordable and inclusive housing in our community.

Sincerely

John Nichols

Formerly Homeless

[REDACTED]

**FW: Item #8.3 I support the affordable housing development at 525 N Capitol**

City Clerk <city.clerk@sanjoseca.gov>

Thu 3/21/2024 12:41 PM

To:Agendadesk <Agendadesk@sanjoseca.gov>

-----Original Message-----

From: Michelle Lichtenberger [REDACTED]

Sent: Thursday, March 21, 2024 11:20 AM

To: City Clerk <city.clerk@sanjoseca.gov>; [REDACTED]

Subject: Item #8.3 I support the affordable housing development at 525 N Capitol

[External Email]

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

March 21, 2024

Dear Mayor Mahan and Honorable City Council Members,

I am writing to express my support for the approval of necessary funding for 525 North Capitol Avenue. I live in San Jose in supportive housing. We are amidst a critical affordable housing shortage that gravely affects our community, particularly our most vulnerable populations. An overwhelming majority of our lowest-income families spend more than half of their income on housing expenses. For many families, one emergency expense will leave them homeless. The reality that many households face housing instability, or are rent-burdened, highlights our pressing necessity to develop more deeply affordable and supportive housing solutions, such as the proposed project at 525 N Capitol Avenue.

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Housing for people with developmental disabilities is important to me because many like myself have multiple disabilities, including autism and intellectual disabilities.

I urge you to act upon advancing housing opportunities for vulnerable populations, fighting against homelessness, and helping those with disabilities have a home in their community.

Your commitment to this cause will not only transform lives but will also contribute to the overall vitality, diversity, and spirit of San Jose.

Thank you for your commitment in addressing the urgent need for affordable and inclusive housing in our community.

Sincerely,  
Katherine Lichtenberger

Sent from my iPhone

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**FW: Item #8.3 I support the affordable housing development at 525 N Capitol**

City Clerk <city.clerk@sanjoseca.gov>

Thu 3/21/2024 12:41 PM

To:Agendadesk <Agendadesk@sanjoseca.gov>

-----Original Message-----

From: Katherine [REDACTED]

Sent: Thursday, March 21, 2024 11:41 AM

To: City Clerk <city.clerk@sanjoseca.gov>; [REDACTED]

Subject: Item #8.3 I support the affordable housing development at 525 N Capitol

[External Email]

[You don't often get email from [REDACTED] Learn why this is important at  
<https://aka.ms/LearnAboutSenderIdentification> ]

March 21, 2024

Dear Mayor Mahan and Honorable City Council Members,

I am writing to express my support for the approval of necessary funding for 525 North Capitol Avenue. I grew up in Santa Clara Valley and live in Los Gatos. We are amidst a critical affordable housing shortage that gravely affects our community, particularly our most vulnerable populations. An overwhelming majority of our lowest-income families spend more than half of their income on housing expenses. For many families, one emergency expense will leave them homeless. The reality that many households face housing instability, or are rent-burdened, highlights our pressing necessity to develop more deeply affordable and supportive housing solutions, such as the proposed project at 525 N Capitol Avenue.

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Housing for people with developmental disabilities is important to me because my son has developmental disabilities, he is now 27 and with the help of Housing Choices, he was recently able to secure a unit at Monroe Commons in Santa Clara. This step of independence has been huge for him. It has given him confidence and pride. He loves showing off his new place to his friends and family. It may sound corny, but these individuals want what we all do. The ability to be independent and proud of our accomplishments. Housing is key to this wish.

I urge you to act upon advancing housing opportunities for vulnerable populations, fighting against homelessness, and helping those with disabilities have a home in their community.

Your commitment to this cause will not only transform lives but will also contribute to the overall vitality, diversity, and spirit

of San Jose.

Thank you for your commitment in addressing the urgent need for affordable and inclusive housing in our community.

Sincerely,  
Katherine Mancuso



Sent from my iPhone

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## FW: Item #8.3 I support the affordable housing development at 525 N Capitol

City Clerk <city.clerk@sanjoseca.gov>

Thu 3/21/2024 1:12 PM

To:Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Ali Nguyen <[REDACTED]>  
**Sent:** Thursday, March 21, 2024 12:51 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>, [REDACTED]  
**Subject:** Item #8.3 I support the affordable housing development at 525 N Capitol

[External Email]

You don't often get email from [REDACTED] [Learn why this is important](#)

[Date] Dear Mayor Mahan and Honorable City Council Members, I am writing to express my support for the approval of necessary funding for 525 North Capitol Avenue. I live in [city] and/or represent [organization]. We are amidst a critical affordable housing shortage that gravely affects our community, particularly our most vulnerable populations. An overwhelming majority of our lowest-income families spend more than half of their income on housing expenses. For many families, one emergency expense will leave them homeless. The reality that many households face housing instability, or are rent-burdened, highlights our pressing necessity to develop more deeply affordable and supportive housing solutions, such as the proposed project at 525 N Capitol Avenue. Supporting the development at 525 N Capitol Avenue will directly address the root causes of homelessness and set a foundation for sustainable community growth. This development is particularly crucial for households that include members with developmental disabilities, who are disproportionately impacted by the scarcity of accessible and affordable housing options. It will open up doors for people who have developmental disabilities by offering 10 set-aside units along with supportive, on-site resident services. The 525 N Capitol development embodies our shared vision for a city that prioritizes the well-being of all its residents, and the commitment to strengthen our community through neighborhood investments that cultivate equity. Housing for people with developmental disabilities is important to me because [INSERT YOUR STORY] I urge you to act upon advancing housing opportunities for vulnerable populations, fighting against homelessness, and helping those with disabilities have a home in their community. Your commitment to this cause will not only transform lives but will also contribute to the overall vitality, diversity, and spirit of San Jose. Thank you for your commitment in addressing the urgent need for affordable and inclusive housing in our community. Sincerely, [Your Name] [Your Title] [Contact Information]

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

## FW: Affordable housing development at 525 N Capitol

City Clerk <city.clerk@sanjoseca.gov>

Thu 3/21/2024 1:39 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Okawachi <[REDACTED]>  
**Sent:** Thursday, March 21, 2024 1:30 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>; [REDACTED]  
**Cc:** Stanley Okawachi <[REDACTED]>  
**Subject:** Affordable housing development at 525 N Capitol

[External Email]

You don't often get email from [REDACTED] [Learn why this is important](#)

March 21, 2024

Dear Mayor Mahan and Honorable City Council Members,

I am writing to express my support for the approval of necessary funding for 525 North Capitol Avenue. I live in Saratoga and my daughter who is developmentally disabled lives in affordable housing in San Jose. We are amidst a critical affordable housing shortage that gravely affects our community, particularly our most vulnerable populations. An overwhelming majority of our lowest-income families spend more than half of their income on housing expenses. For many families, one emergency expense will leave them homeless. The reality that many households face housing instability, or are rent-burdened, highlights our pressing necessity to develop more deeply affordable and supportive housing solutions, such as the proposed project at 525 N Capitol Avenue.

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Housing for people with developmental disabilities is important to me because my daughter has a severe developmental disability. It took years of waiting on various waiting lists before finding a suitable and affordable 2 bedroom apartment for my daughter to live with her roommate who is also developmentally disabled.

I urge you to act upon advancing housing opportunities for vulnerable populations, fighting against homelessness, and helping those with disabilities have a home in their community.

Your commitment to this cause will not only transform lives but will also contribute to the overall vitality, diversity, and spirit of San Jose.

Thank you for your commitment in addressing the urgent need for affordable and inclusive housing in our community.

Sincerely,  
Stanley Okawachi  
[REDACTED]  
Saratoga, CA 95070

## FW: Letter of Support for item 8.3 on 3/26/24 City Council agenda

City Clerk <city.clerk@sanjoseca.gov>

Thu 3/21/2024 11:04 AM

To:Agendadesk <Agendadesk@sanjoseca.gov>

📎 1 attachments (349 KB)

VL LOS - 525 N. Capitol Ave..pdf;

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**From:** Abigail Hindson <[REDACTED]>  
**Sent:** Thursday, March 21, 2024 10:40 AM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Cc:** Fernando Fernandez <[REDACTED]> Emily Schwing <[REDACTED]>  
**Subject:** Letter of Support for item 8.3 on 3/26/24 City Council agenda

[External Email]

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Good morning,

Veggielution is submitting a letter of support for item 8.3 on the 3/26/24 City Council agenda, "Actions Related to Loan Commitments and Land Purchases for Kooser Apartments Located at 1371 Kooser Road and 525 North Capitol Avenue for the Development of Two New Affordable Rental Housing Developments."

Please find the letter attached!

Thank you and best,



**Abigail Hindson**  
She/her/hers  
Advocacy Manager  
[abigail@veggielution.org](mailto:abigail@veggielution.org)  
[Instagram](#) | [Website](#) | [Linkedin](#)



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## Veggielution

647 S King Road  
San Jose, CA 95116  
info@veggielution.org

March 21st, 2024

Mayor Matt Mahan and City Council  
200 E. Santa Clara Street  
San José, CA 95113

### **RE: Request to Support Item 8.3 related to affordable housing project at 525 N. Capitol Avenue**

Dear Mayor Matt Mahan and City Councilmembers,

On behalf of Veggielution, I am writing to express support for an affordable housing project before you on the Council on Tuesday, March 26th, 2024 as Item 8.3, the property at 525 N. Capitol Avenue.

According to the California Budget and Policy Center, a majority of low-income households spend more than half their income on housing costs<sup>1</sup>. This reality leaves many families with little saved for emergencies and on the edge of homelessness. Deeply affordable and supportive homes are one of the best ways to keep low-income households from displacement. The building at 525 N. Capitol Avenue would include 160 affordable multifamily units in a 5-story building with about 2,900 feet of community space and 108 parking stalls. This affordable housing project would be 100% affordable.

In addition to providing stable long-term homes to vulnerable individuals and families, the 525 North Capitol Avenue project is designed to support the community in other ways. From the project's initial phase, the developer, Community Development Partners, worked with local organizations to hold a community planning workshop that identified food access as a top priority of the Alum Rock community in East San José where this building will be built. Community Development Partners worked with Veggielution to develop a Food Access Plan for residents in the community to address their food needs and contribute to a local, thriving food system. This is why Veggielution will operate a community-serving kitchen on the first floor of the space. Veggielution will serve the residents of 525 N. Capitol Ave. by providing meals cooked by local entrepreneurs in our Eastside Grown program. The kitchen will also be utilized as a teaching space for Eastside Grown cohort classes that support its small food business entrepreneurs. These activities align with recommendations 4.5 - Reducing barriers for

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<sup>1</sup>[https://calbudgetcenter.org/app/uploads/2019/04/Report\\_California-Housing-Affordability-Crisis-Hits-Renters-and-Households-With-the-Lowest-Incomes-the-Hardest\\_04.2019.pdf](https://calbudgetcenter.org/app/uploads/2019/04/Report_California-Housing-Affordability-Crisis-Hits-Renters-and-Households-With-the-Lowest-Incomes-the-Hardest_04.2019.pdf)



## Veggielution

647 S King Road  
San Jose, CA 95116  
info@veggielution.org

aspiring or new, small, local food entrepreneurs and 4.5 - Foster creation of food and agricultural cooperatives, from the County of Santa Clara Food System Workplan<sup>2</sup>.

In addition, Veggielution operates a community farm at Emma Prusch Park, less than 3 miles away from this development, that hosts a weekly food box distribution program and a farm stand where residents of 525 N. Capitol Avenue can access local organic produce grown by Veggielution and other regional farms. Our Environmental Education team maintains a youth-centered garden that provides monthly educational opportunities for Eastside San Jose youth & families.

We urge you to join Veggielution in supporting this important affordable housing project that will provide not only affordable, stable homes but also the continuation and growth of a vibrant local food system for our fellow community members.

Sincerely,



Emily Schwing, Acting Executive Director  
Veggielution

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<sup>2</sup> p. 43 -

<https://sustainability.sccgov.org/sites/g/files/exjcpb976/files/documents/Food%20Systems%20Workplan.pdf>

FW: Item #8.3 I support the affordable housing development at 525 N Capitol

City Clerk <city.clerk@sanjoseca.gov>

Thu 3/21/2024 3:37 PM

To:Agendadesk <Agendadesk@sanjoseca.gov>

---

**From:** Carol Pelzner [REDACTED]

**Sent:** Thursday, March 21, 2024 2:27 PM

**To:** City Clerk <city.clerk@sanjoseca.gov>; [REDACTED]

**Subject:** Item #8.3 I support the affordable housing development at 525 N Capitol

[External Email]

You don't often get email from [REDACTED] [Learn why this is important](#)

[Date]

Dear Mayor Mahan and Honorable City Council Members,

I am writing to express my support for the approval of necessary funding for 525 North Capitol Avenue. I live in [city] and/or represent [organization]. We are amidst a critical affordable housing shortage that gravely affects our community, particularly our most vulnerable populations. An overwhelming majority of our lowest-income families spend more than half of their income on housing expenses. For many families, one emergency expense will leave them homeless. The reality that many households face housing instability, or are rent-burdened, highlights our pressing necessity to develop more deeply affordable and supportive housing solutions, such as the proposed project at 525 N Capitol Avenue.

Supporting the development at 525 N Capitol Avenue will directly address the root causes of homelessness and set a foundation for sustainable community growth. This development is particularly crucial for households that include members with developmental disabilities, who are disproportionately impacted by the scarcity of accessible and affordable housing options. It will open up doors for people who have developmental disabilities by offering 10 set-aside units along with supportive, on-site resident services. The 525 N Capitol development embodies our shared vision for a city that prioritizes the well-being of all its residents, and the commitment to strengthen our community through neighborhood investments that cultivate equity.

Housing for people with developmental disabilities is important to me because [INSERT YOUR STORY]

I urge you to act upon advancing housing opportunities for vulnerable populations, fighting against homelessness, and helping those with disabilities have a home in their community.

Your commitment to this cause will not only transform lives but will also contribute to the overall vitality, diversity, and spirit of San Jose.

Thank you for your commitment in addressing the urgent need for affordable and inclusive housing in our community.

Sincerely,

Carol Pelzner

[Your Name]

Mother of an adult with autism that needs affordable housing.



## FW: Letter of Support from Project Sentinel for 526 N. Capitol Ave Project

City Clerk <city.clerk@sanjoseca.gov>

Thu 3/21/2024 3:39 PM

To:Agendadesk <Agendadesk@sanjoseca.gov>

 1 attachments (158 KB)

Letter of support for 525 N. Capitol Ave project\_3.21.2024\_Project Sentinel.docx.pdf;

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**From:** Carole Conn [REDACTED]  
**Sent:** Thursday, March 21, 2024 2:56 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** Letter of Support from Project Sentinel for 526 N. Capitol Ave Project

[External Email]

You don't often get email from [REDACTED] [Learn why this is important](#)

Dear City Clerk's office,

Kindly include our attached agency letter of support for the 526 N. Capitol Ave Affordable Housing Project.

Please let me know if you have any questions.

All the best,

Carole



Carole Conn  
Executive Director  
Project Sentinel

[REDACTED]  
[www.housing.org](http://www.housing.org)



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**project  
sentinel**

1490 El Camino Real  
Santa Clara, CA 95050  
Tel. (650) 321-6291 Fax (408) 216-9968  
[info@housing.org](mailto:info@housing.org)

---

March 21, 2024

Via Email to: [city.clerk@sanjoseca.gov](mailto:city.clerk@sanjoseca.gov)

Letter of Support for 525 North Capitol Ave Affordable Housing Project

Dear Mayor Mahan and Honorable City Council Members,

On behalf of Project Sentinel, I am pleased to provide a letter of support for the approval of necessary funding for [525 North Capitol Avenue](#) located in East side of San Jose.

Project Sentinel was founded in 1971 by a group of leaders from the corporate, educational and labor communities, as well as community fair housing advocates with the mission to “develop and promote fairness and equality of housing opportunities for all persons and advocate peaceful resolution of disputes for community welfare and harmony.”

We are a non-profit organization whose primary function is to assist individuals with housing problems such as discrimination, mortgage foreclosure & delinquency, rental issues including repairs, deposits, privacy, dispute resolution, home buyer education, post purchase education and reverse mortgages.

The agency has grown steadily since it was founded. It is now the largest such agency in Northern California serving an overall population of 3.5 million. Project Sentinel has been a HUD-Approved Housing Counseling Agency since 1998.

Part of our mission is to stabilize housing and remedy situations that could lead to eviction and homelessness. As such, we are pleased to support the development at 525 N Capitol Avenue. This development will directly address the root causes of homelessness and set a foundation for sustainable community growth. It will be crucial for households that include members with developmental disabilities, who are disproportionately impacted by the scarcity of accessible and affordable housing options. It will open up doors for people who have developmental disabilities by offering 10 set-aside units along with supportive, on-site resident services.

I urge you, therefore, to act upon advancing housing opportunities for vulnerable populations, fighting against homelessness, and helping those with disabilities have a home in their community.

Thank you for your commitment in addressing this urgent need to increase affordable and inclusive housing in our community.

Sincerely,

[Redacted Signature]

Carole Conn  
ED, Project Sentinel


[Redacted Contact Information]

# FW: Autism Society San Francisco Bay Area Letter of Support for 525 North Capitol Ave Affordable Housing Project

City Clerk <city.clerk@sanjoseca.gov>

Thu 3/21/2024 4:53 PM

To:Agendadesk <Agendadesk@sanjoseca.gov>

 1 attachments (347 KB)

SFASA letter to SJ City Council re housing.pdf;

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**From:** Jill Escher [REDACTED]

**Sent:** Thursday, March 21, 2024 3:40 PM

**To:** City Clerk <city.clerk@sanjoseca.gov>

**Cc:** Dennise Jauregui [REDACTED]

**Subject:** Autism Society San Francisco Bay Area Letter of Support for 525 North Capitol Ave Affordable Housing Project

[External Email]

You don't often get email from [REDACTED] [Learn why this is important](#)

To the City Clerk,

Please see attached Letter of Support for 525 North Capitol Ave Affordable Housing Project from Autism Society San Francisco Bay Area.

Thank you!

Jill Escher

Autism Society San Francisco Bay Area

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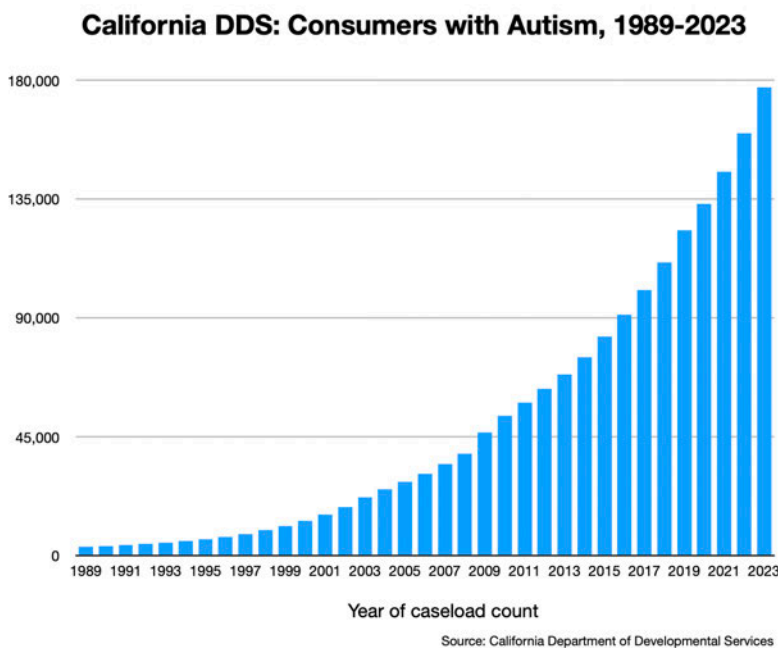
March 21, 2024

Via Email to: [city.clerk@sanjoseca.gov](mailto:city.clerk@sanjoseca.gov)

### **Letter of Support for 525 North Capitol Ave Affordable Housing Project**

Dear Mayor Mahan and Honorable City Council Members,

On behalf of Autism Society San Francisco Bay Area, I am pleased to provide a letter of support for the approval of necessary funding for 525 North Capitol Avenue located in East side of San Jose.



Rates of disabling autism in California have skyrocketed over the past three decades — these rates we see statewide are mirrored in San Jose's own population. Autism Society SF Bay Area advocates for the needs of this growing demographic, which includes rapidly increasing numbers of young adults with autism who require lifespan support — including supported housing — owing to their significant functional limitations.

Supporting the development at 525 N Capitol Avenue will directly address the root causes of homelessness and set a foundation for sustainable community growth. This development is crucial for households that include members with developmental disabilities such as autism, who are disproportionately impacted by the scarcity of accessible and affordable housing options. **It will open up doors for people who have**

**developmental disabilities by offering 10 set-aside units along with supportive, on-site resident services.**

Thank you for your commitment in addressing the urgent need for affordable and inclusive housing in our community. Please do not hesitate to reach out to me with any questions at [REDACTED]

Very truly yours,

[REDACTED]

**Jill Escher**

Board Secretary and Past President, Autism Society San Francisco Bay Area  
San Jose resident, [REDACTED]

Cc: Dennise Jauregui, Housing Choices

Autism Society San Francisco Bay Area: [sfautismsociety.org](https://sfautismsociety.org)

Email: [info@sfautismsociety.org](mailto:info@sfautismsociety.org)

## FW: Item #8.3 I support the affordable housing development at 525 N Capitol

City Clerk <city.clerk@sanjoseca.gov>

Thu 3/21/2024 4:51 PM

To:Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Duy Ho [REDACTED]

**Sent:** Thursday, March 21, 2024 4:17 PM

**To:** City Clerk <city.clerk@sanjoseca.gov>; Gia Pham <[REDACTED]>

**Subject:** Item #8.3 I support the affordable housing development at 525 N Capitol

[External Email]

You don't often get email from [REDACTED] [Learn why this is important](#)

Dear Mayor Mahan and Honorable City Council Members,

I am writing to express my support for the approval of necessary funding for 525 North Capitol Avenue. I work in San Jose and I am a Housing Coordinator at Housing Choices. In my work, I have seen firsthand that we are amidst a critical affordable housing shortage that gravely affects our community, particularly our most vulnerable populations. An overwhelming majority of our lowest-income families spend more than half of their income on housing expenses. For many families, one emergency expense will leave them homeless. The reality that many households face housing instability, or are rent-burdened, highlights our pressing necessity to develop more deeply affordable and supportive housing solutions, such as the proposed project at 525 N Capitol Avenue.

Supporting the development at 525 N Capitol Avenue will directly address the root causes of homelessness and set a foundation for sustainable community growth. This development is particularly crucial for households that include members with developmental disabilities, who are disproportionately impacted by the scarcity of accessible and affordable housing options. It will open up doors for people who have developmental disabilities by offering 10 set-aside units along with supportive, on-site resident services. The 525 N Capitol development embodies our shared vision for a city that prioritizes the well-being of all its residents, and the commitment to strengthen our community through neighborhood investments that cultivate equity.

Housing for people with developmental disabilities is important since a home is the cornerstone of independence for them.

I urge you to act upon advancing housing opportunities for vulnerable populations, fighting against homelessness, and helping those with disabilities have a home in their community.

Your commitment to this cause will not only transform lives but will also contribute to the overall vitality, diversity, and spirit of San Jose.

Thank you for your commitment in addressing the urgent need for affordable and inclusive housing in our community.

Sincerely,

Duy Ho  
Housing Choices

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## FW: Item #8.3 I support the affordable housing development at 525 N Capitol

City Clerk <city.clerk@sanjoseca.gov>

Thu 3/21/2024 4:51 PM

To:Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** lorena serrano <[REDACTED]>

**Sent:** Thursday, March 21, 2024 4:34 PM

**To:** City Clerk <city.clerk@sanjoseca.gov>; gia <[REDACTED]>

**Subject:** Item #8.3 I support the affordable housing development at 525 N Capitol

[External Email]

You don't often get email from [REDACTED] [Learn why this is important](#)

[Date]

Dear Mayor Mahan and Honorable City Council Members,

I am writing to express my support for the approval of necessary funding for 525 North Capitol Avenue. I live in [city] and/or represent [organization]. We are amidst a critical affordable housing shortage that gravely affects our community, particularly our most vulnerable populations. An overwhelming majority of our lowest-income families spend more than half of their income on housing expenses. For many families, one emergency expense will leave them homeless. The reality that many households face housing instability, or are rent-burdened, highlights our pressing necessity to develop more deeply affordable and supportive housing solutions, such as the proposed project at 525 N Capitol Avenue.

Supporting the development at 525 N Capitol Avenue will directly address the root causes of homelessness and set a foundation for sustainable community growth. This development is particularly crucial for households that include members with developmental disabilities, who are disproportionately impacted by the scarcity of accessible and affordable housing options. It will open up doors for people who have developmental disabilities by offering 10 set-aside units along with supportive, on-site resident services. The 525 N Capitol development embodies our shared vision for a city that prioritizes the well-being of all its residents, and the commitment to strengthen our community through neighborhood investments that cultivate equity.

Housing for people with developmental disabilities is important to me because [INSERT YOUR STORY]

I urge you to act upon advancing housing opportunities for vulnerable populations, fighting against homelessness, and helping those with disabilities have a home in their community.

Your commitment to this cause will not only transform lives but will also contribute to the overall vitality, diversity, and spirit of San Jose.

Thank you for your commitment in addressing the urgent need for affordable and inclusive housing in our community.

Sincerely,

[Your Name]

[Your Title]

[Contact Information]

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**FW: Item #8.3 I support the affordable housing development at 525 N Capitol**

City Clerk <city.clerk@sanjoseca.gov>

Fri 3/22/2024 8:57 AM

To:Agendadesk <Agendadesk@sanjoseca.gov>

---

**From:** Mark Rivas [REDACTED]

**Sent:** Thursday, March 21, 2024 6:46 PM

**To:** City Clerk <city.clerk@sanjoseca.gov>; gia [REDACTED]

**Subject:** Item #8.3 I support the affordable housing development at 525 N Capitol

[External Email]

You don't often get email from [REDACTED] [Learn why this is important](#)

Dear Mayor Mahan and Honorable City Council Members, I am writing to express my support for the approval of necessary funding for 525 North Capitol Avenue. I work in San Jose and I am a Housing Coordinator at Housing Choices. In my work, I have seen firsthand that we are amidst a critical affordable housing shortage that gravely affects our community, particularly our most vulnerable populations. An overwhelming majority of our lowest-income families spend more than half of their income on housing expenses. For many families, one emergency expense will leave them homeless. The reality that many households face housing instability, or are rent-burdened, highlights our pressing necessity to develop more deeply affordable and supportive housing solutions, such as the proposed project at 525 N Capitol Avenue. Supporting the development at 525 N Capitol Avenue will directly address the root causes of homelessness and set a foundation for sustainable community growth. This development is particularly crucial for households that include members with developmental disabilities, who are disproportionately impacted by the scarcity of accessible and affordable housing options. It will open up doors for people who have developmental disabilities by offering 10 set-aside units along with supportive, on-site resident services. The 525 N Capitol development embodies our shared vision for a city that prioritizes the well-being of all its residents, and the commitment to strengthen our community through neighborhood investments that cultivate equity. Housing for people with developmental disabilities is important to me because [INSERT YOUR STORY] I urge you to act upon advancing housing opportunities for vulnerable populations, fighting against homelessness, and helping those with disabilities have a home in their community. Your commitment to this cause will not only transform lives but will also contribute to the overall vitality, diversity, and spirit of San Jose. Thank you for your commitment in addressing the urgent need for affordable and inclusive housing in our community. Sincerely, [YOUR NAME] Housing Choices

Mark Rivas  
Housing Coordinator

[REDACTED]  
20 Great Oaks Blvd, Suite 205,  
San Jose, CA 95119  
[www.housingchoices.org](http://www.housingchoices.org)



**Housing  
Choices**

*Opening new doors for people with developmental disabilities*

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FW: I support the affordable housing development in my neighborhood

City Clerk <city.clerk@sanjoseca.gov>

Fri 3/22/2024 8:57 AM

To:Agendadesk <Agendadesk@sanjoseca.gov>

-----Original Message-----

From: Maia Bookoff [REDACTED]

Sent: Thursday, March 21, 2024 6:12 PM

To: The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; action@housingready.org; [REDACTED]

Subject: I support the affordable housing development in my neighborhood

[External Email]

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Dear Mayor Mahan and City Councilmembers,

Due to the severe shortage of affordable homes in our community, the majority of our lowest-income households spend more than half their income on housing costs and are often just one unexpected expense away from falling into homelessness. That is why we must build more deeply affordable and supportive homes to address our region's homelessness and housing crisis – like the developments planned for 525 N Capitol Avenue and 1371 Kooser Road.

Creating more deeply affordable and supportive homes like these is one of the best investments San Jose can make in addressing homelessness. These developments propose the exact type of housing our community desperately needs and will have a lasting impact in our collective efforts to end and prevent homelessness.

We cannot afford to ignore our region's severe housing affordability crisis. A massive shortage of affordable homes is driving the homelessness crisis we see today and we must advance the plans for development at 525 N Capitol Avenue and 1371 Kooser Road.

Thank you!

Maia Bookoff

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## FW: I support the affordable housing development in my neighborhood

City Clerk <city.clerk@sanjoseca.gov>

Fri 3/22/2024 8:59 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

-----Original Message-----

From: Joana Tavarez [REDACTED]

Sent: Thursday, March 21, 2024 7:59 PM

To: The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; action@housingready.org; [REDACTED]

Subject: I support the affordable housing development in my neighborhood

[External Email]

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Mayor Mahan and City Councilmembers,

Due to the severe shortage of affordable homes in our community, the majority of our lowest-income households spend more than half their income on housing costs and are often just one unexpected expense away from falling into homelessness. That is why we must build more deeply affordable and supportive homes to address our region's homelessness and housing crisis – like the developments planned for 525 N Capitol Avenue and 1371 Kooser Road.

Creating more deeply affordable and supportive homes like these is one of the best investments San Jose can make in addressing homelessness. These developments propose the exact type of housing our community desperately needs and will have a lasting impact in our collective efforts to end and prevent homelessness.

We cannot afford to ignore our region's severe housing affordability crisis. A massive shortage of affordable homes is driving the homelessness crisis we see today and we must advance the plans for development at 525 N Capitol Avenue and 1371 Kooser Road.

Thank you!

Joana Tavarez

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FW: I support the affordable housing development in my neighborhood

City Clerk <city.clerk@sanjoseca.gov>

Fri 3/22/2024 8:59 AM

To:Agendadesk <Agendadesk@sanjoseca.gov>

-----Original Message-----

From: Rosibell Adolfo <[REDACTED]>

Sent: Thursday, March 21, 2024 7:53 PM

To: The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; action@housingready.org; [REDACTED]

Subject: I support the affordable housing development in my neighborhood

[External Email]

[Some people who received this message don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Mayor Mahan and City Councilmembers,

Due to the severe shortage of affordable homes in our community, the majority of our lowest-income households spend more than half their income on housing costs and are often just one unexpected expense away from falling into homelessness. That is why we must build more deeply affordable and supportive homes to address our region's homelessness and housing crisis – like the developments planned for 525 N Capitol Avenue and 1371 Kooser Road.

Creating more deeply affordable and supportive homes like these is one of the best investments San Jose can make in addressing homelessness. These developments propose the exact type of housing our community desperately needs and will have a lasting impact in our collective efforts to end and prevent homelessness.

We cannot afford to ignore our region's severe housing affordability crisis. A massive shortage of affordable homes is driving the homelessness crisis we see today and we must advance the plans for development at 525 N Capitol Avenue and 1371 Kooser Road.

Thank you!

Rosibell Adolfo

Sent from my iPhone

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**FW: I support the affordable housing development in my neighborhood**

City Clerk <city.clerk@sanjoseca.gov>

Fri 3/22/2024 8:59 AM

To:Agendadesk <Agendadesk@sanjoseca.gov>

-----Original Message-----

From: Bertha Paredes <[REDACTED]>

Sent: Thursday, March 21, 2024 7:53 PM

To: The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; action@housingready.org; [REDACTED]

Subject: I support the affordable housing development in my neighborhood

[External Email]

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Dear Mayor Mahan and City Councilmembers,

Due to the severe shortage of affordable homes in our community, the majority of our lowest-income households spend more than half their income on housing costs and are often just one unexpected expense away from falling into homelessness. That is why we must build more deeply affordable and supportive homes to address our region's homelessness and housing crisis – like the developments planned for 525 N Capitol Avenue and 1371 Kooser Road.

Creating more deeply affordable and supportive homes like these is one of the best investments San Jose can make in addressing homelessness. These developments propose the exact type of housing our community desperately needs and will have a lasting impact in our collective efforts to end and prevent homelessness.

We cannot afford to ignore our region's severe housing affordability crisis. A massive shortage of affordable homes is driving the homelessness crisis we see today and we must advance the plans for development at 525 N Capitol Avenue and 1371 Kooser Road.

Thank you!

{Signed}

Note: Don't forget to sign your letter with your name

Enviado desde mi iPhone

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**FW: I support the affordable housing development in my neighborhood**

City Clerk <city.clerk@sanjoseca.gov>

Fri 3/22/2024 8:59 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

-----Original Message-----

From: Bertha Paredes <[REDACTED]>

Sent: Thursday, March 21, 2024 7:52 PM

To: The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; action@housingready.org; [REDACTED]

Subject: I support the affordable housing development in my neighborhood

[External Email]

[Some people who received this message don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Mayor Mahan and City Councilmembers,

Due to the severe shortage of affordable homes in our community, the majority of our lowest-income households spend more than half their income on housing costs and are often just one unexpected expense away from falling into homelessness. That is why we must build more deeply affordable and supportive homes to address our region's homelessness and housing crisis – like the developments planned for 525 N Capitol Avenue and 1371 Kooser Road.

Creating more deeply affordable and supportive homes like these is one of the best investments San Jose can make in addressing homelessness. These developments propose the exact type of housing our community desperately needs and will have a lasting impact in our collective efforts to end and prevent homelessness.

We cannot afford to ignore our region's severe housing affordability crisis. A massive shortage of affordable homes is driving the homelessness crisis we see today and we must advance the plans for development at 525 N Capitol Avenue and 1371 Kooser Road.

Thank you!

{Signed}

Note: Don't forget to sign your letter with your name

Enviado desde mi iPhone

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FW: I support the affordable housing development in my neighborhood

City Clerk <city.clerk@sanjoseca.gov>

Fri 3/22/2024 8:59 AM

To:Agendadesk <Agendadesk@sanjoseca.gov>

-----Original Message-----

From: Jessica Jurado <[REDACTED]>

Sent: Thursday, March 21, 2024 7:57 PM

To: The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; action@housingready.org; [REDACTED]

Subject: I support the affordable housing development in my neighborhood

[External Email]

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Mayor Mahan and City Councilmembers,

Due to the severe shortage of affordable homes in our community, the majority of our lowest-income households spend more than half their income on housing costs and are often just one unexpected expense away from falling into homelessness. That is why we must build more deeply affordable and supportive homes to address our region's homelessness and housing crisis – like the developments planned for 525 N Capitol Avenue and 1371 Kooser Road.

Creating more deeply affordable and supportive homes like these is one of the best investments San Jose can make in addressing homelessness. These developments propose the exact type of housing our community desperately needs and will have a lasting impact in our collective efforts to end and prevent homelessness.

We cannot afford to ignore our region's severe housing affordability crisis. A massive shortage of affordable homes is driving the homelessness crisis we see today and we must advance the plans for development at 525 N Capitol Avenue and 1371 Kooser Road.

Thank you!

{Signed}

Jessica Jurado

Enviado desde mi iPhone

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**FW: Item #8.3 I support the affordable housing development at 525 N Capitol**

City Clerk <city.clerk@sanjoseca.gov>

Fri 3/22/2024 2:42 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

-----Original Message-----

From: Hien Lam [REDACTED]

Sent: Friday, March 22, 2024 1:56 PM

To: City Clerk <city.clerk@sanjoseca.gov>; [REDACTED]

Subject: Item #8.3 I support the affordable housing development at 525 N Capitol

[External Email]

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

[Date]

Dear Mayor Mahan and Honorable City Council Members,

I am writing to express my support for the approval of necessary funding for 525 North Capitol Avenue. I live in [city] and/or represent [organization]. We are amidst a critical affordable housing shortage that gravely affects our community, particularly our most vulnerable populations. An overwhelming majority of our lowest-income families spend more than half of their income on housing expenses. For many families, one emergency expense will leave them homeless. The reality that many households face housing instability, or are rent-burdened, highlights our pressing necessity to develop more deeply affordable and supportive housing solutions, such as the proposed project at 525 N Capitol Avenue.

Supporting the development at 525 N Capitol Avenue will directly address the root causes of homelessness and set a foundation for sustainable community growth. This development is particularly crucial for households that include members with developmental disabilities, who are disproportionately impacted by the scarcity of accessible and affordable housing options. It will open up doors for people who have developmental disabilities by offering 10 set-aside units along with supportive, on-site resident services. The 525 N Capitol development embodies our shared vision for a city that prioritizes the well-being of all its residents, and the commitment to strengthen our community through neighborhood investments that cultivate equity.

Housing for people with developmental disabilities is important to me because [INSERT YOUR STORY]

I urge you to act upon advancing housing opportunities for vulnerable populations, fighting against homelessness, and helping those with disabilities have a home in their community.

Your commitment to this cause will not only transform lives but will also contribute to the overall vitality, diversity, and spirit of San Jose.

Thank you for your commitment in addressing the urgent need for affordable and inclusive housing in our community.

Sincerely,

[Your Name]

[Your Title]

[Contact Information]

Sent from my iPhone

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**FW: Letter of Support for City Funding of the 525 North Capitol Avenue Affordable Housing Project.**

City Clerk <city.clerk@sanjoseca.gov>

Fri 3/22/2024 1:51 PM

To:Agendadesk <Agendadesk@sanjoseca.gov>

 1 attachments (323 KB)

Letter for housing sunnyvale 3.22.24.pdf;

---

**From:** Lourdes Gonzalez [REDACTED]

**Sent:** Friday, March 22, 2024 12:57 PM

**To:** City Clerk <city.clerk@sanjoseca.gov>

**Cc:** Javier Zaldivar [REDACTED]; Dennise Jauregui [REDACTED] Mia Garza [REDACTED]

**Subject:** Letter of Support for City Funding of the 525 North Capitol Avenue Affordable Housing Project.

[External Email]

You don't often get email from [REDACTED] [Learn why this is important](#)

Dear Mayor Mahan and Honorable City Council Members,  
Please read the attached letter.

*Thank You*

*Lourdes Gonzalez  
Executive Administrative Assistant  
San Andreas Regional Center  
6203 San Ignacio Avenue Suite 200  
San Jose CA. 95119*

[REDACTED]

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March 22, 2024

**SANTA CLARA AND  
SAN BENITO COUNTIES**

6203 San Ignacio Avenue  
Suite 200  
San Jose, CA 95119

P.O. Box 50002  
San Jose, CA  
95150-0002  
Tel: 1(408) 374-9960  
Fax: 1(408) 281-6960

**MONTEREY COUNTY**

1370 S. Main Street  
Salinas, CA 93901  
Tel: 1(831) 900-3636  
Fax: 1(831) 424-3007

**SANTA CRUZ COUNTY**

1110 Main Street  
Suite 8  
Watsonville, CA 95076  
Tel: 1(831) 900-3737  
Fax: 1(831) 728-5514

Via Email to: [city.clerk@sanjoseca.gov](mailto:city.clerk@sanjoseca.gov)

Letter of Support for 525 North Capitol Ave Affordable Housing Project

Dear Mayor Mahan and Honorable City Council Members,

The State of California funds the San Andreas Regional Center (SARC) to serve people with intellectual and developmental disabilities as required by the Lanterman Developmental Disabilities Act. Our service area includes Santa Clara County and the City of Sunnyvale.

**The purpose of this letter is to support the approval of necessary funding for [525 North Capitol Avenue](#) Affordable Housing Project.** This project will include 10 apartments subject to a preference for extremely low-income people with developmental disabilities. On a daily basis, SARC's Service Coordinators must address the impact of the lack of permanent supportive housing for people with developmental disabilities in Sunnyvale. More than 100 people with developmental disabilities, including families who live in the East side of San Jose have been referred by SARC to Housing Choices for help finding affordable housing.

SARC is not able to pay for residents' actual housing costs, we are funded to provide a variety of services that help residents with developmental disabilities live successfully in integrated housing in the community. In addition to funding on-site housing support services provided by Housing Choices, SARC will provide a variety of other services depending on the Individual Program Plan (IPP) of each resident, for example, Independent Living, Supported Living, Community Day Programs, Employment Services, and Behavioral Support.

Please contact me if you need more information.

Sincerely,

[www.sarc.org](http://www.sarc.org)

Member of the Association  
of Regional Center Agencies

Javier Zaldivar  
Executive Director



STAY CONNECTED

**"Consumers First Through Service, Advocacy, Respect and Choice"**

Serving Persons with Developmental Disabilities

## FW: Letter of Support for Housing Choices Coalition

City Clerk <city.clerk@sanjoseca.gov>

Fri 3/22/2024 1:51 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

📎 1 attachments (757 KB)

Letter of Support for Housing Choices Coalition.pdf;

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**From:** KRISTINE MCCANN [REDACTED]  
**Sent:** Friday, March 22, 2024 11:49 AM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** Letter of Support for Housing Choices Coalition

[External Email]

You don't often get email from [REDACTED] [Learn why this is important](#)

Hello,

I am pleased to provide this letter of support for Housing Choices Coalition's 525 North Capitol Ave Affordable Housing Project.

Let me know if you have any questions or concerns.

Many thanks,  
Kris

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Kris McCann, Executive Director  
Bay Area Housing Corporation  
101 Church Street, #4  
Los Gatos, CA. 95030

[REDACTED]  
[www.BAHC1.org](http://www.BAHC1.org)



March 22, 2024

Via Email to: [city.clerk@sanjoseca.gov](mailto:city.clerk@sanjoseca.gov)

RE: Letter of Support for 525 North Capitol Ave Affordable Housing Project

Dear Mayor Mahan and City Council Members,

On behalf of the Bay Area Housing Corporation (BAHC), I am pleased to provide a letter of support for the approval of necessary funding for 525 North Capitol Avenue located in East side of San Jose.

BAHC's mission is to be a catalyst for improving the lives of people with I/DD by creating and maintaining quality housing opportunities that meet the needs of the individual and the community. BAHC currently owns and manages 52 homes in the greater Bay area ([www.Bahc1.org](http://www.Bahc1.org)). We are a 501(c)3 organization that develops the homes and provides the ongoing property management, then leases it to a housing provider to provide the much needed support. We support the separation of who owns the home and provides the services.

We work closely with our partner, San Andreas Regional Center. I also have a daughter that receives services from San Andreas Regional Center and Housing Choices Coalition. She lives in an affordable apartment in Santa Clara and lives a very productive and vibrant life. If she did not have this affordable housing option, she would not be able to live in a safe and accessible unit on her SSDI income.

Supporting the development at 525 N Capitol Avenue will directly address the root causes of homelessness and set a foundation for sustainable community growth. This development is crucial for households that include members with developmental disabilities, who are disproportionately impacted by the scarcity of accessible and affordable housing options. It will open up doors for people who have developmental disabilities by offering 10 set-aside units along with supportive, on-site resident services.

An overwhelming majority of our lowest-income families spend more than half of their income on housing expenses and/or live in unsuitable living conditions because of the lack of affordable housing. Consequently, housing continues to be one of the single greatest barriers to the ability of San Jose residents, particularly in East San Jose with developmental disabilities to remain in the community where they grew up and have family, friends and an active support network.

Bay Area Housing  
Corporation

101 Church Street Suite 4  
Los Gatos, CA 95030

Tel: 408/395-5100 Fax:  
408/395-5101

[www.bahc1.org](http://www.bahc1.org)



**I urge you to act upon advancing housing opportunities for vulnerable populations, fighting against homelessness, and helping those with disabilities have a home in their community.**

**Thank you for your commitment in addressing the urgent need for affordable and inclusive housing in our community.**

**Sincerely,**



**Kristine McCann**



**Kristine McCann, Executive Director  
Bay Area Housing Corporation  
101 Church Street, #4  
Los Gatos, CA. 95030**



**[www.BAHC1.org](http://www.BAHC1.org)**

**Bay Area Housing  
Corporation**

101 Church Street Suite 4  
Los Gatos, CA 95030

**Tel: 408/395-5100 Fax:**  
408/395-5101

**[www.bahc1.org](http://www.bahc1.org)**

---

## FW: Letters of Support for item 8.3 on 3/26/24 City Council agenda

City Clerk <city.clerk@sanjoseca.gov>

Fri 3/22/2024 2:42 PM

To:Agendadesk <Agendadesk@sanjoseca.gov>

3 attachments (555 KB)

525 N. Capitol Project\_SOAC LOS (1).pdf; SHD michelle-General LOS - 525 N. Capitol Ave.pdf; Garden to Table Silicon Valley LOS - 525 N. Capitol Ave..pdf;

**From:** Abigail Hindson [REDACTED]

**Sent:** Friday, March 22, 2024 2:39 PM

**To:** City Clerk <city.clerk@sanjoseca.gov>

**Cc:** Fernando Fernandez [REDACTED] Jonathan Borca [REDACTED] Kalyn Simon [REDACTED]

michelle [REDACTED]

**Subject:** Letters of Support for item 8.3 on 3/26/24 City Council agenda

[External Email]

You don't often get email from [REDACTED] [Learn why this is important](#)

Good afternoon,

Society of Heart's Delight, School of Arts and Culture and Garden to Tables Silicon Valley are submitting letters of support for item 8.3 on the 3/26/24 City Council agenda, "Actions Related to Loan Commitments and Land Purchases for Kooser Apartments Located at 1371 Kooser Road and 525 North Capitol Avenue for the Development of Two New Affordable Rental Housing Developments."

Please find the letters attached!

Thank you and best,



**Abigail Hindson**

She/her/hers

Advocacy Manager

[Instagram](#) | [Website](#) | [Linkedin](#)



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March 21st, 2024

Mayor Matt Mahan and City Council  
200 E. Santa Clara Street  
San José, CA 95113

**RE: Request to Support Item 8.3 related to affordable housing project at 525 N. Capitol Avenue**

Dear Mayor Matt Mahan and City Councilmembers,

On behalf of Garden to Table Silicon Valley, I am writing to express support for an affordable housing project before you on the Council on Tuesday, March 26th, 2024 as Item 8.3, the property at 525 N. Capitol Avenue.

According to the California Budget and Policy Center, a majority of low-income households spend more than half their income on housing costs<sup>1</sup>. This reality leaves many families with little saved for emergencies and on the edge of homelessness. Deeply affordable and supportive homes are one of the best ways to keep low-income households from displacement. The building at 525 N. Capitol Avenue would include 160 affordable multifamily units in a 5-story building with about 2,900 feet of community space and 108 parking stalls. This affordable housing project would be 100% affordable.

In addition to providing stable long-term homes to vulnerable individuals and families, the 525 North Capitol Avenue project is designed to support the community in other ways. From the project's initial phase, the developer, Community Development Partners, worked with local organizations to hold a community planning workshop that identified food access as a top priority of the Alum Rock community in East San José where this building will be built. Community Development Partners worked with Veggielution to develop a Food Access Plan for residents in the community to address their food needs and contribute to a local, thriving food system. This is why Veggielution, one of Garden to Table Silicon Valley's community partners will operate a community-serving kitchen on the first floor of the space. Veggielution will serve the residents of 525 N. Capitol Ave. by providing meals cooked by local entrepreneurs in their Eastside Grown program. The kitchen will also be utilized as a teaching space for Eastside Grown cohort classes that support its small food business entrepreneurs. These activities align with recommendations 4.5 - Reducing barriers for

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<sup>1</sup>[https://calbudgetcenter.org/app/uploads/2019/04/Report\\_California-Housing-Affordability-Crisis-Hits-Renters-and-Households-With-the-Lowest-Incomes-the-Hardest\\_04.2019.pdf](https://calbudgetcenter.org/app/uploads/2019/04/Report_California-Housing-Affordability-Crisis-Hits-Renters-and-Households-With-the-Lowest-Incomes-the-Hardest_04.2019.pdf)



aspiring or new, small, local food entrepreneurs and 4.5 - Foster creation of food and agricultural cooperatives, from the County of Santa Clara Food System Workplan<sup>2</sup>.

In addition, Veggielution operates a community farm at Emma Prusch Park, less than 3 miles away from this development, that hosts a weekly food box distribution program and a farm stand where residents can access local organic produce grown by Veggielution and other regional farms. Our Environmental Education team maintains a youth-centered garden that provides monthly educational opportunities for Eastside San Jose youth & families.

We urge you to join Garden to Table Silicon Valley in supporting this important affordable housing project that will provide not only affordable, stable homes but also the continuation and growth of a vibrant local food system for our fellow community members.

Sincerely,



Kalyn Simon, Board Chair  
Garden to Table Silicon Valley

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<sup>2</sup> p. 43 -  
<https://sustainability.sccgov.org/sites/g/files/exjcpb976/files/documents/Food%20Systems%20Workplan.pdf>



March 22nd, 2024

Mayor Matt Mahan and City Council  
200 E. Santa Clara Street  
San José, CA 95113

**RE: Request to Support Item 8.3 related to affordable housing project at 525 N. Capitol Avenue**

Dear Mayor Matt Mahan and City Councilmembers,

On behalf of Society of Heart's Delight, I am writing to express support for an affordable housing project before you on the Council on Tuesday, March 26th, 2024 as Item 8.3, the property at 525 N. Capitol Avenue.

According to the California Budget and Policy Center, a majority of low-income households spend more than half their income on housing costs[1]. This reality leaves many families with little saved for emergencies and on the edge of homelessness. Deeply affordable and supportive homes are one of the best ways to keep low-income households from displacement. The building at 525 N. Capitol Avenue would include 160 affordable multifamily units in a 5-story building with about 2,900 feet of community space and 108 parking stalls. This affordable housing project would be 100% affordable.

In addition to providing stable long-term homes to vulnerable individuals and families, the 525 North Capitol Avenue project is designed to support the community in other ways. From the project's initial phase, the developer, Community Development Partners, worked with local organizations to hold a community planning workshop that identified food access as a top priority of the Alum Rock community in East San José where this building will be built. Community Development Partners worked with Veggielution to develop a Food Access Plan for residents in the community to address their food needs and contribute to a local, thriving food system. This is why Veggielution, one of Society of Heart's Delight's community partners will operate a community-serving kitchen on the first floor of the space. Veggielution will serve the residents of 525 N. Capitol Ave. by providing meals cooked by local entrepreneurs in

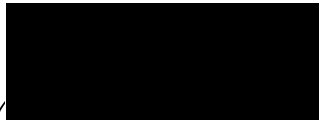
their Eastside Grown program. The kitchen will also be utilized as a teaching space for Eastside Grown cohort classes that support its small food business entrepreneurs. These activities align with recommendations 4.5 - Reducing barriers for aspiring or new, small, local food entrepreneurs and 4.5 - Foster creation of food and agricultural cooperatives, from the County of Santa Clara Food System Workplan<sup>[2]</sup>.

In addition, Veggielution operates a community farm at Emma Prusch Park, less than 3 miles away from this development, that hosts a weekly food box distribution program and a farm stand where residents can access local organic produce grown by Veggielution and other regional farms. Our Environmental Education team maintains a youth-centered garden that provides monthly educational opportunities for Eastside San Jose youth & families.

We urge you to join Society of Heart's Delight in supporting this important affordable housing project that will provide not only affordable, stable homes but also the continuation and growth of a vibrant local food system for our fellow community members.

Sincerely,

Michelle Zhang



Founder of Society of Heart's Delight

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[1] [https://calbudgetcenter.org/app/uploads/2019/04/Report\\_California-Housing-Affordability-Crisis-Hits-Renters-and-Households-With-the-Lowest-Incomes-the-Hardest\\_04.2019.pdf](https://calbudgetcenter.org/app/uploads/2019/04/Report_California-Housing-Affordability-Crisis-Hits-Renters-and-Households-With-the-Lowest-Incomes-the-Hardest_04.2019.pdf)

[2] p. 43 -

<https://sustainability.sccgov.org/sites/g/files/exjcpb976/files/documents/Food%20Systems%20Workplan.pdf>

# School of Arts & Culture

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## Mexican Heritage Plaza

March 21st, 2024

Mayor Matt Mahan and City Council  
200 E. Santa Clara Street  
San José, CA 95113

**RE: Request to Support Item 8.3 related to the 525 N. Capitol Avenue housing project.**


Dear Mayor Matt Mahan and City Councilmembers,


The School of Arts and Culture at MHP is writing this letter today to express our support for **Item No. 8.3** on the agenda for the City Council meeting on March 26, 2024, specifically to use of \$14,920,000 of Measure E funds and \$11,580,000 of Inclusionary Fee Funds for the 525 N Capitol Avenue project. In addition, we champion Veggielution as the partner CBO to provide food security/resiliency resources to the residents of the building (housed on the 1st floor).

Veggielution, a sister agency of the *¡Sí Se Puede! Collective* is uniquely qualified as the best CBO in our ecosystem to operate a teaching kitchen at 525 N. Capitol Avenue. This kitchen will give local residents an opportunity to help their neighbors as Eastside Grown Fellows and volunteers will offer cooking classes and prepare healthy, rich, and culturally relevant meals for the community. Veggielution has been involved with the project's initial phases and helped create a Food Access Plan that includes various components to address resident needs while contributing to a thriving food system. They will also engage in program outreach and partnerships with nearby organizations and locations. Moreover, this effort will actively address food access, which was identified as the top priority by the Alum Rock Community in East San José. Veggielution is offering a measured solution consistent with the County of Santa Clara's Food System Workplan. Tangibly, this project will bring 160 affordable multifamily units in a five-story building with about 2,900 ft of community space and 108 parking stalls classified as 100% affordable. However, it is Veggielution's approach, goodwill, and ethos as a part of our shared community that truly make them the best fit.

We respectfully urge you to support Veggielution in this critical affordable housing project that will help address systemic barriers and challenges to our current food system.

In community,

  
Jessica Paz-Cedillos  
Co-Executive Director

  
Vanessa Shieh  
Co-Executive Director

## FW: Letter of Support for item 8.3 on 3/26/24 City Council agenda

City Clerk <city.clerk@sanjoseca.gov>

Fri 3/22/2024 3:05 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

📎 1 attachments (1,004 KB)

GRPC General LOS - 525 N. Capitol Ave.docx;

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**From:** Abigail Hindson [REDACTED]  
**Sent:** Friday, March 22, 2024 3:00 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Cc:** Fernando Fernandez <[REDACTED]>  
**Subject:** Letter of Support for item 8.3 on 3/26/24 City Council agenda

[External Email]

You don't often get email from [REDACTED] [Learn why this is important](#)

Good afternoon,

Guadalupe River Park Conservancy is submitting a letter of support for item 8.3 on the 3/26/24 City Council agenda, "Actions Related to Loan Commitments and Land Purchases for Kooser Apartments Located at 1371 Kooser Road and 525 North Capitol Avenue for the Development of Two New Affordable Rental Housing Developments."

Please find the letter attached!

Thank you and best,



**Abigail Hindson**  
She/her/hers  
Advocacy Manager

[REDACTED]  
[Instagram](#) | [Website](#) | [Linkedin](#)



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March 22, 2024

Mayor Matt Mahan and City Council  
200 E. Santa Clara Street  
San José, CA 95113

**RE: Request to Support Item 8.3 related to affordable housing project at 525 N. Capitol Avenue**

Dear Mayor Matt Mahan and City Councilmembers,

On behalf of the Guadalupe River Park Conservancy, I am writing to express support for an affordable housing project before you on the Council on Tuesday, March 26th, 2024 as Item 8.3, the property at 525 N. Capitol Avenue.

According to the California Budget and Policy Center, a majority of low-income households spend more than half their income on housing costs<sup>1</sup>. This reality leaves many families with little saved for emergencies and on the edge of homelessness. Deeply affordable and supportive homes are one of the best ways to keep low-income households from displacement. The building at 525 N. Capitol Avenue would include 160 affordable multifamily units in a 5-story building with about 2,900 feet of community space and 108 parking stalls. This affordable housing project would be 100% affordable.

In addition to providing stable long-term homes to vulnerable individuals and families, the 525 North Capitol Avenue project is designed to support the community in other ways. From the project's initial phase, the developer, Community Development Partners, worked with local organizations to hold a community planning workshop that identified food access as a top priority of the Alum Rock community in East San José where this building will be built. Community Development Partners worked with Veggielution to develop a Food Access Plan for residents in the community to address their food needs and contribute to a local, thriving food system. This is why Veggielution, one of Guadalupe River Park Conservancy's community partners, will operate a community-serving kitchen on the first floor of the space. Veggielution will serve the residents of 525 N. Capitol Ave. by providing meals cooked by local entrepreneurs in their Eastside Grown program. The kitchen will also be utilized as a teaching space for Eastside Grown cohort classes that support its small food business entrepreneurs. These activities align with recommendations 4.5 - Reducing barriers for

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<sup>1</sup>[https://calbudgetcenter.org/app/uploads/2019/04/Report\\_California-Housing-Affordability-Crisis-Hits-Renters-and-Households-With-the-Lowest-Incomes-the-Hardest\\_04.2019.pdf](https://calbudgetcenter.org/app/uploads/2019/04/Report_California-Housing-Affordability-Crisis-Hits-Renters-and-Households-With-the-Lowest-Incomes-the-Hardest_04.2019.pdf)



aspiring or new, small, local food entrepreneurs and 4.5 - Foster creation of food and agricultural cooperatives, from the County of Santa Clara Food System Workplan<sup>2</sup>.

In addition, Veggielution operates a community farm at Emma Prusch Park, less than 3 miles away from this development, that hosts a weekly food box distribution program and a farm stand where residents can access local organic produce grown by Veggielution and other regional farms. Our Environmental Education team maintains a youth-centered garden that provides monthly educational opportunities for Eastside San Jose youth & families.

We urge you to join the Guadalupe River Park Conservancy in supporting this important affordable housing project that will provide not only affordable, stable homes but also the continuation and growth of a vibrant local food system for our fellow community members.

Sincerely,  
Jason Su, Executive Director

[REDACTED]  
Guadalupe River Park Conservancy

---

<sup>2</sup> p. 43 -

<https://sustainability.sccgov.org/sites/g/files/exjcpb976/files/documents/Food%20Systems%20Workplan.pdf>

**FW: Item #8.3 I support the affordable housing development at 525 N Capitol**

City Clerk <city.clerk@sanjoseca.gov>

Fri 3/22/2024 4:59 PM

To:Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** May Miller [REDACTED]

**Sent:** Friday, March 22, 2024 4:53 PM

**To:** City Clerk <city.clerk@sanjoseca.gov>; gia [REDACTED]

**Subject:** Item #8.3 I support the affordable housing development at 525 N Capitol

[External Email]

You don't often get email from [REDACTED] [learn why this is important](#)

March 22,,2025

Dear Mayor Mahan and Honorable City Council Members, I am writing to express my support for the approval of necessary funding for 525 North Capitol Avenue. I live in [city] and/or represent [organization]. We are amidst a critical affordable housing shortage that gravely affects our community, particularly our most vulnerable populations. An overwhelming majority of our lowest-income families spend more than half of their income on housing expenses. For many families, one emergency expense will leave them homeless. The reality that many households face housing instability, or are rent-burdened, highlights our pressing necessity to develop more deeply affordable and supportive housing solutions, such as the proposed project at 525 N Capitol Avenue. Supporting the development at 525 N Capitol Avenue will directly address the root causes of homelessness and set a foundation for sustainable community growth. This development is particularly crucial for households that include members with developmental disabilities, who are disproportionately impacted by the scarcity of accessible and affordable housing options. It will open up doors for people who have developmental disabilities by offering 10 set-aside units along with supportive, on-site resident services. The 525 N Capitol development embodies our shared vision for a city that prioritizes the well-being of all its residents, and the commitment to strengthen our community through neighborhood investments that cultivate equity. Housing for people with developmental disabilities is important to me because I'm 73 years old now and I have a son with Special needs, IDD. I urge you to act upon advancing housing opportunities for vulnerable populations, fighting against homelessness, and helping those with disabilities have a home in their community. Your commitment to this cause will not only transform lives but will also contribute to the overall vitality, diversity, and spirit of San Jose. Thank you for your commitment in addressing the urgent need for affordable and inclusive housing in our community. Sincerely,

May D. Miller

Parent  
[REDACTED]

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FW: I support the affordable housing development in my neighborhood

City Clerk <city.clerk@sanjoseca.gov>

Mon 3/25/2024 8:09 AM

To:Agendadesk <Agendadesk@sanjoseca.gov>

-----Original Message-----

From: Angie Schertle [REDACTED]

Sent: Sunday, March 24, 2024 10:01 AM

To: The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; action [REDACTED] esmeralda [REDACTED]  
Subject: I support the affordable housing development in my neighborhood

[External Email]

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Mayor Mahan and City Councilmembers,

Due to the severe shortage of affordable homes in our community, the majority of our lowest-income households spend more than half their income on housing costs and are often just one unexpected expense away from falling into homelessness. That is why we must build more deeply affordable and supportive homes to address our region's homelessness and housing crisis – like the developments planned for 525 N Capitol Avenue and 1371 Kooser Road.

Creating more deeply affordable and supportive homes like these is one of the best investments San Jose can make in addressing homelessness. These developments propose the exact type of housing our community desperately needs and will have a lasting impact in our collective efforts to end and prevent homelessness.

We cannot afford to ignore our region's severe housing affordability crisis. A massive shortage of affordable homes is driving the homelessness crisis we see today and we must advance the plans for development at 525 N Capitol Avenue and 1371 Kooser Road.

Thank you!

Angie Schertle  
San Jose resident

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**FW: Agenda Item 8.3; Yes to Capitol Avenue Development**

City Clerk <city.clerk@sanjoseca.gov>

Mon 3/25/2024 3:55 PM

To:Agendadesk <Agendadesk@sanjoseca.gov>

-----Original Message-----

From: Per Maresca <[REDACTED]>

Sent: Monday, March 25, 2024 3:19 PM

To: City Clerk <city.clerk@sanjoseca.gov>

Cc: Linnea WICKSTROM <[REDACTED]>; PER MARESCA <[REDACTED]>

Subject: Agenda Item 8.3; Yes to Capitol Avenue Development

[External Email]

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Mayor and City Council Members,

My Name is Per Maresca and I hope you will support the Capitol Avenue Development to provide affordable housing for people like me.

I am a Regional Center Client and a Client of Housing Choices and I am truly grateful to have an apartment of my own in a Housing Choices supported affordable housing development in Mountain View.

I am glad to have independence and a chance to learn independent living skills and have a safe place of my own. Thousands of people with developmental disabilities like me especially those who may be homeless need a safe and affordable place to stay and the Capitol Avenue development can be one of these.

Being independent is important to me because it gives me a sense of security and gives me the opportunity to have housing security.

Please support affordable housing at Capitol Avenue so people can experience the wonders of a safe home like I have.

I am blessed to have a roof over my head and I want others to have the same feeling.

Thank you for your support and vote for this funding!

-Mr. Per Maresca

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## FW: Letter of Support for 525 North Capitol Ave Affordable Housing Project

City Clerk <city.clerk@sanjoseca.gov>

Tue 3/26/2024 7:44 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

I'm using Adobe Acrobat.

Here's the [Support letter 525 N. Capitol Avenue 3.25.24.pdf](#) for you to review.

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**From:** Dennise Jauregui <[REDACTED]>  
**Sent:** Tuesday, March 26, 2024 12:03 AM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** Letter of Support for 525 North Capitol Ave Affordable Housing Project

[External Email]

You don't often get email from [REDACTED] [Learn why this is important](#)

Dear City Clerk's office,

Kindly include attached agency letter of support for the 526 N. Capitol Ave Affordable Housing Project.

Please let me know if you have any questions.

All the best,

**Dennise Jauregui**  
Executive Director

[REDACTED]  
Sobrato Center for Nonprofits  
3460 W Bayshore Road, Suite 205  
Palo Alto, CA 94303  
[www.housingchoices.org](http://www.housingchoices.org)



***We have moved! Please note the new office address!***

Click [here](#) to sign up for our monthly newsletter and learn about new housing opportunities and community resources!

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2 Attachments

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March 25, 2024

Via Email to: [city.clerk@sanjoseca.gov](mailto:city.clerk@sanjoseca.gov)

**Letter of Support for 525 North Capitol Ave Affordable Housing Project**

Dear Mayor Mahan and Honorable City Council Members,

On behalf of Housing Choices, I am pleased to provide a letter of support for the approval of necessary funding for 525 North Capitol Avenue located on the East side of San Jose.

Housing Choices is a nonprofit organization dedicated to creating quality, affordable housing for people with intellectual and developmental disabilities in the five counties of San Mateo, Santa Clara, Santa Cruz, Monterey and San Benito. The lack of access to affordable housing is the number one reason adults with developmental disabilities are unable to move out of the family home to live independently—and are at great risk of homelessness when their aging parents and caregivers pass away.

San Jose is home to over **6,948 people with developmental disabilities, of whom 4,785 are adults. Of these adults**, nearly 66% continue to live in the family home. Reliance on the family home puts older adults with developmental disabilities at increased risk of homelessness and/or displacement. Due to the lack of deeply affordable housing in the City of San Jose less than 10% of adults with developmental disabilities have been able to transition from the family home into their own apartment with supportive services. Instead more adults with developmental disabilities are living in segregated licensed care facilities (24%) in the City of San Jose than in inclusive community housing.

Supporting the development at 525 N Capitol Avenue is crucial for households that include members with developmental disabilities, who are disproportionately impacted by the scarcity of accessible and affordable housing options. It will open up doors for people who have developmental disabilities by offering 10 set-aside units along with supportive, on-site resident services.

Over the past 26 years, Housing Choices has overcome this barrier in a number of Silicon Valley cities—and recently in the City of Santa Cruz and the City of Watsonville-- by forming **long-term partnerships with housing developers who have set aside a percentage of units at specific properties for rent to people with developmental disabilities with resident supportive services funded by the Regional Center.**

I urge you to act upon advancing housing opportunities for vulnerable populations, fighting against homelessness, and helping those with disabilities have a home in their community.

Thank you for your commitment in addressing the urgent need for affordable and inclusive housing in our community.

Sincerely,



Dennise Jauregui  
Executive Director  
Housing Choices

